

MENU

- 1 - EXISTING 1-STORY BUILDING TO REMAIN
- 2 - PROPOSED HANDICAPPED RAMP
- 3 - PROPOSED SIDEWALK IN FRONT OF BUILDING
- 4 - METAL DOOR
- 5 - CONCRETE FENCE
- 6 - HANDICAPPED PARKING SPACE
- 7 - HANDICAPPED SIGNAGE
- 8 - CHAIN LINK FENCE
- 9 - PROPOSED COLUMN WITH LIGHT (6'-0" HIGH)
- 10 - METAL GATE
- 11 - PARKING SPACES
- 12 - CATCH BASIN
- 13 - PARKING SPACES
- 14 - PARKING STOPS
- 15 - PROPOSED UNDERGROUND ELECTRICAL SERVICE
- 16 - EXISTING ELECTRICAL POST
- 17 - PROPOSED LIGHTING
- 18 - PROPOSED LIGHTING
- 19 - PROPOSED SEPTIC TANK
- 20 - PROPOSED DRAIN FIELD

NEW ELECTRICAL UNDERGROUND SERVICE
PARKING LOT LAMPS
1 LAMP FROM BUILDING
LANDSCAPING
HANDICAPPED RAMP AND SIGNAGE
14 PARKING SPACES 20'-0" X 8'-0"
1 HANDICAPPED PARKING SPACE 17'-0" X 12'-0"
8" CONC. BLK. WALL AROUND PARKING AREA
PARKING AREA PAVING
FRENCH DRAIN

LOT DATA

EXISTING 140' X 80' =	11,200 SQ. FT.	100%
MAX. LOT COVERAGE =	3,920 SQ. FT.	35%
EXISTING COVER =	1,382 SQ. FT.	12%
PROPOSED PARKING LOT =	6,720 SQ. FT.	70%
PROPOSED LANDSCAPING AREA =	3,808 SQ. FT.	34%

SETBACKS

	REQUIRED	PROVIDED
REAR =	25 FT.	79'-2"
STREET SIDE =	15 FT.	20'-0"
FRONT =	25 FT.	26'-0"
INTERIOR SIDE =	15 FT.	10'-0"

MIN. LOT WIDTH =	75 FT.	80'-0"
MIN. LOT AREA =	10,000 FT.	11,200 SQ. FT.
FLOOR/AREA RATIO =	4,480 FT. MAX.	1,391'-0"

SCOPE OF WORK

REZONE EXISTING RU-1 TO A RU-5A ZONING FOR AN OFFICE.

PARKING CALCULATION

REQUIRES 1 PARKING PER 300 SQUARE FEET OF GROSS FLOOR AREA OR FRACTION THEREOF. GIVENT THE 1,382 SQUARE FEET BUILDING, 5 SPACES ARE REQUIRED.

$$1,382 \text{ DIVIDED BY } 300 = 4.61 = 5 \text{ SPACES}$$

LEGAL DESCRIPTION

LOT 14 LESS THE SOUTH 10 FEET FOR ROAD & THE EAST 30 FEET OF LOT 15, LESS THE SOUTH 10 FEET FOR ROAD, TAMIAHI ACRES PLAN 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROJECT MANAGER & DESIGNER... GUILLERMO GARCIA
CONSULTING ENGINEER... NESTOR CIFUENTES
DRAFTSMAN... ANDREW ZAKIS

NESTOR J. CIFUENTES
CONSULTING ENGINEER
P.E. # 29460
250 California Avenue, Suite 206
Coral Gables, FL 33134
Coral (305) 441-8988

PROPOSED SITE PLAN FOR

FOR

MR. DANNY MASSO

6465 SW 24TH STREET MIAMI, FL 33155

MARCH 12, 2004

REVISIONS
1-24-05
2-14-05

A-1

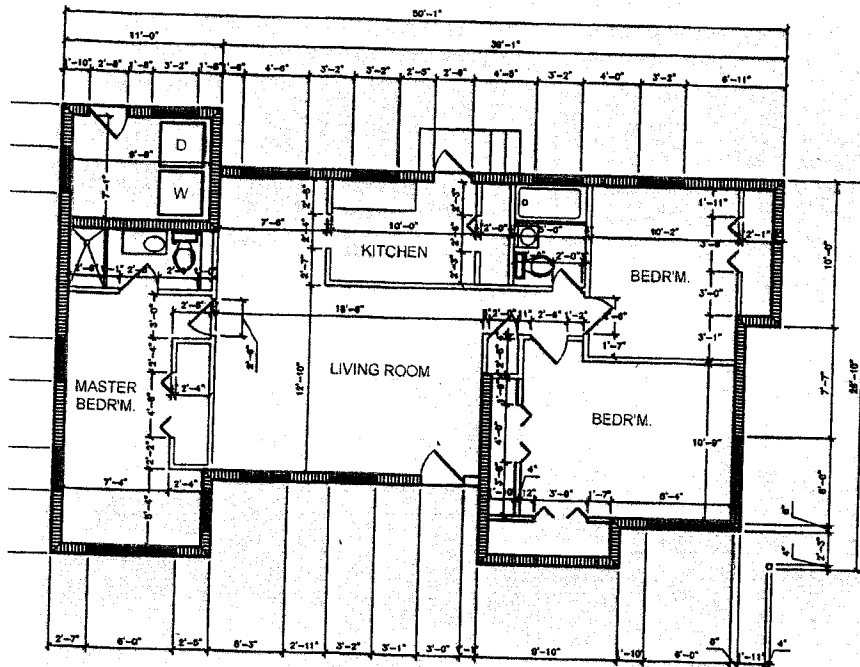
A1 of A4

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

03-03-05



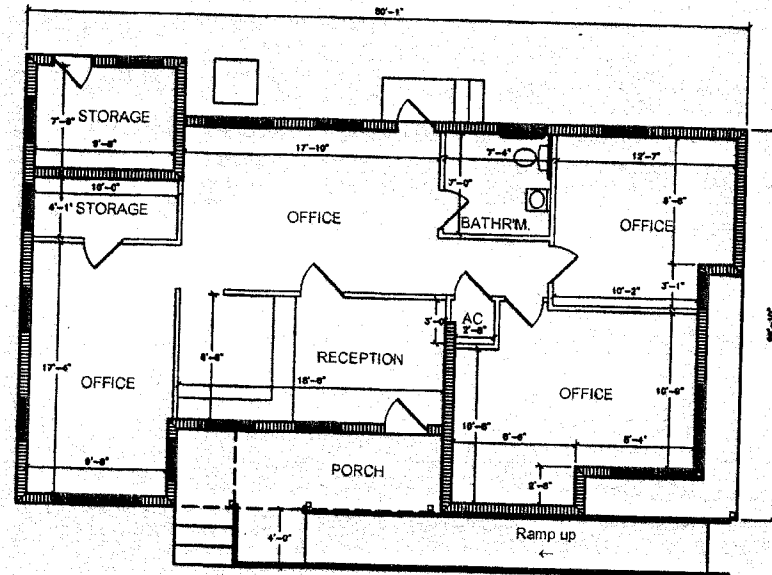
EXISTING FLOOR PLAN

Scale: 1/4" = 1'-0"

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 MIAMI-DADE PLANNING AND ZONING DEPT.

BY



PROPOSED FLOOR PLAN

Scale: 1/4" = 1'-0"

03-03-05

NESTOR J. CIFUENTES
 CONSULTING ENGINEER
 P.E. # 29459
 250 Coral Gables Road
 Coral Gables, Florida 33134
 (305) 441-9202

PROPOSED SITE PLAN FOR
 MR. DANNY MASSO
 6428 SW 24th STREET MIAMI, FL. 33156

DATE	MARCH 12, 2004
REVISIONS	
NO.	DESCRIPTION
1	
2	
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A-3



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MIAMI-DADE PLANNING AND ZONING DEPT.

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03-03-05

NESTOR J. CIFUENTES
CONSULTING ENGINEER
P.E. # 29450
250 Catalonia Avenue, Suite 506
Coral Gables, Florida 33134
(305) 441-8002

PROPOSED SITE PLAN FOR
FOR
MR. DANNY MASSO
6426 SW 24th STREET MIAMI, FL 33156

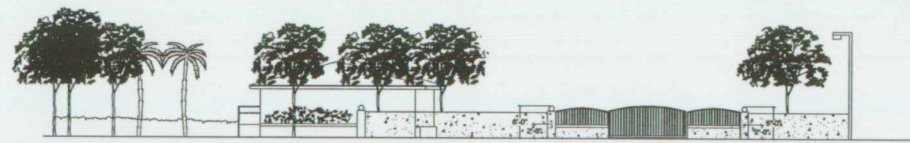
DATE
MARCH 12, 2004
COMMISSION MEETING

REVISIONS

(JERRY R. JAMES)

A-4

A-4 OF A-4



PROPOSED ELEVATION

SC: 3/32"=1'-0"

2-14-05

MENU

- 1 - EXISTING 1-STORY BUILDING TO REMAIN
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- 3 - PROPOSED SIDEWALK IN FRONT OF BUILDING
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PARKING AREA PAVING
FRENCH DRAIN

LOT DATA

EXISTING 140' X 80' =	11,200 SQ. FT.	100%
MAX. LOT COVERAGE =	3,920 SQ. FT.	35%
EXISTING COVER =	1,382 SQ. FT.	12%
PROPOSED PARKING LOT =	6,337 SQ. FT.	57%
PROPOSED LANDSCAPING AREA =	4,192 SQ. FT.	37%

SETBACKS

	REQUIRED	PROVIDED
REAR =	25 FT.	79'-2"
STREET SIDE =	15 FT.	20'-0"
FRONT =	25 FT.	26'-0"
INTERIOR SIDE =	15 FT.	10'-0"

MIN. LOT WIDTH =	75 FT.	80'-0"
MIN. LOT AREA =	10,000 FT.	11,200 SQ. FT.
FLOOR/AREA RATIO =	4,480 FT. MAX.	1,391'-0"

SCOPE OF WORK

REZONE EXISTING RU-1 TO A RU-5A ZONING FOR AN OFFICE.

PARKING CALCULATION

REQUIRES 1 PARKING PER 300 SQUARE FEET OF GROSS FLOOR AREA OR FRACTION THEREOF. GIVENT THE 1,382 SQUARE FEET BUILDING, 5 SPACES ARE REQUIRED.

1,382 DIVIDED BY 300 = 4.61 = 5 SPACES

LEGAL DESCRIPTION

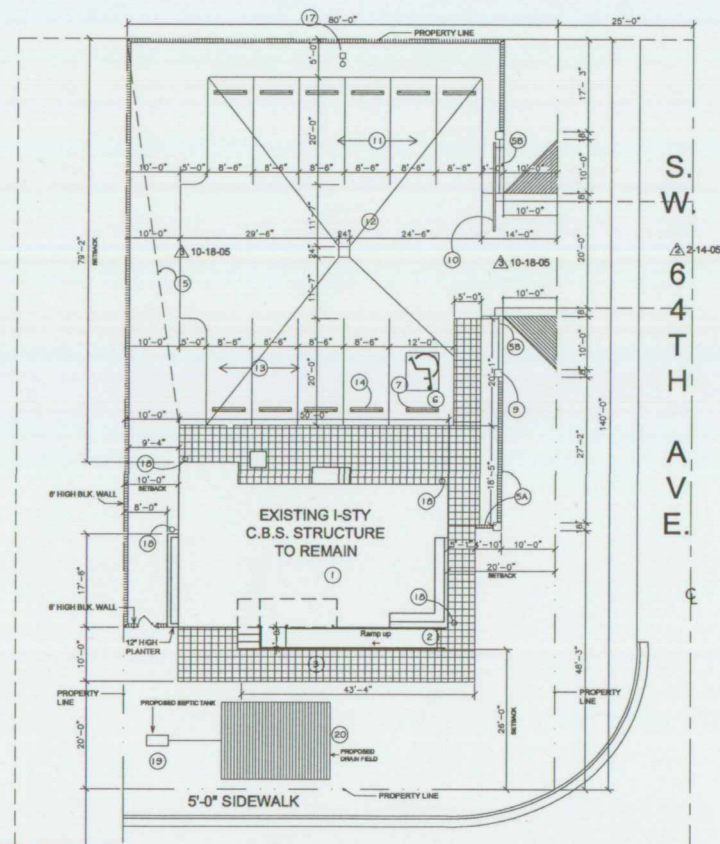
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PROJECT MANAGER & DESIGNER... GUILLERMO GARCIA
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DRAFTSMAN... ANDREW ZAKIS

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY JFA

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204-431
OCT 20 2005



ZONING HEARING PLAN REVIEW

- ☒ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: JFA PROPOSED SITE PLAN
ON: 10/20/05 SC: 3/32"=1'-0"

ZONING EVALUATOR

- ☒ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE

By: JFA 10/20/05

